

024.0

0003

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
710,200 / 710,200

APPRaised:

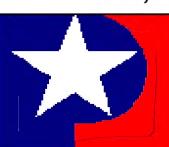
710,200 / 710,200

USE VALUE:

710,200 / 710,200

ASSESSED:

710,200 / 710,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
1		CROSS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KRESL TIMOTHY B	
Owner 2:	
Owner 3:	
Street 1: 1 CROSS ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: MARCOUX DONALD -
Owner 2: -
Street 1: 35 HENDERSON ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Asbestos Exterior and 1050 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

Total AC/HA: 0.09871

Total SF/SM: 4300

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 439,199

Spl Credit

Total: 439,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size	Total Land:	Land Unit Type:
1974!	1974	1974
PRINT	Date	Time
12/10/20	17:30:16	
LAST REV	Date	Time
10/22/19	10:46:14	danam
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	Missed Appt.	PH	Patrick H
7/21/2017	MEAS&NOTICE	HS	Hanne S
5/29/2012	Info Fm Prmt	MM	Mary M
5/8/2012	MLS	EMK	Ellen K
1/12/2009	Meas/Inspect	189	PATRIOT
10/29/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 15 - Old Style				Full Bath: 1	Rating: Very Good			SCUTTLE HOLE.															
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 5 - Asbestos				A HBth:	Rating:																		
Sec Wall: 4 - Vinyl		25%		OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl:	Rating:			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C - Average				CONDOS INFORMATION				Lvl 2															
Year Blt: 1895	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:		Alt %:		Total Units:				Lower															
Jurisdict: G13		Fact: .		Floor:				Totals	RMs: 5	BRs: 2	Baths: 1	HB	1										
Const Mod:				% Own:				REMODELING				RES BREAKDOWN											
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL										
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	5	2	M										
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Additions:															
Prim Int Wall: 2 - Plaster				Functional:				Kitchen:															
Sec Int Wall:		%		Economic:				Baths:															
Partition: T - Typical				Special:				Plumbing:															
Prim Floors: 4 - Carpet				Override:				Electric:															
Sec Floors:		%		Total:	4.6 %			Heating:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:															
Subfloor:				Basic \$ / SQ: 130.00				COMPARABLE SALES															
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price											
Electric: 3 - Typical				Const Adj.: 0.94334626																			
Insulation: 2 - Typical				Adj \$ / SQ: 165.557																			
Int vs Ext: S				Other Features: 81012																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00																			
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: Yes		Central Vac: NO		Adj Total: 282969																			
% Com Wall		% Sprinkled:		Depreciation: 13017																			
				Deprecated Total: 269952																			
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:	1.00			Before Depr:	165.56														
SPEC FEATURES/YARD ITEMS				Special Features:	0			Val/Su Net:	159.76														
				Final Total:	270000			Val/Su SzAd:	257.14														
												PARCEL ID 024-0-0003-0004.0				IMAGE				AssessPro Patriot Properties, Inc			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
19	Patio	D	Y		10X30	A	AV	2010		3.50	T	7.2	101			1,000		1,000					
More: N				Total Yard Items: 1,000				Total Special Features: []				Total: 1,000											